149.0	0003	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	724,500 /	724,500
USE VALUE:	724,500 /	724,500
ASSESSED:	724,500 /	724,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BILAZZO JOHN J/ETAL
Owner 2:	BILAZZO TAMIE T
Owner 3:	
Street 1:	79 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Aluminum Exterior and 2223 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5581.000	313,300		411,200	724,500
Total Card	0.128	313,300		411,200	724,500
Total Parcel	0.128	313,300		411,200	724,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.91 | /Parcel: 325.91

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	97950
GIS Ref	
GIS Ref	
Insp Date	04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0003-0002.0

!11629!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	313,300	0	5,581.	411,200	724,500		Year end	12/23/2021
2021	101	FV	303,900	0	5,581.	411,200	715,100		Year End Roll	12/10/2020
2020	101	FV	303,900	0	5,581.	411,200	715,100	715,100	Year End Roll	12/18/2019
2019	101	FV	241,000	0	5,581.	411,200	652,200	652,200	Year End Roll	1/3/2019
2018	101	FV	228,900	0	5,581.	364,200	593,100	593,100	Year End Roll	12/20/2017
2017	101	FV	228,900	0	5,581.	305,500	534,400	534,400	Year End Roll	1/3/2017
2016	101	FV	228,900	0	5,581.	305,500	534,400	534,400	Year End	1/4/2016
2015	101	FV	216,100	0	5,581.	264,300	480,400	480,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:49:47

LAST REV

Date	Time
05/14/18	13:30:59
apro	

PAT ACCT. 11629

USER DEFINED

Prior Id # 1:	97950
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH EDNA	1144-35		8/1/1995		187,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	Meas/Inspect	CC	Chris C
1/21/2009	Meas/Inspect	336	PATRIOT
12/7/1999	Mailer Sent		
11/18/1999	Measured	263	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5581		Sq. Ft.	Site		0	70.	1.05	8									411,200						411,200	

Total AC/HA:	0.12812	Total SF/SM:	5581	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,200	Spl Credit		Total:	411,200

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28790998
Const Adj.:	0.99989998
Adj $ / SQ:	173.850
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454095
Depreciation:	140769
Depreciated Total:	313325

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

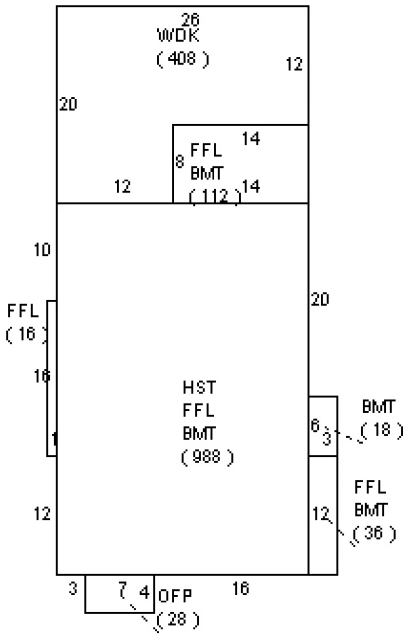
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.85
Special Features:	0	Val/Su Net:	96.82
Final Total:	313300	Val/Su SzAd	190.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,154	71.710	82,757
FFL	First Floor	1,152	173.850	200,276
HST	Half Story	494	173.850	85,882
WDK	Deck	408	8.450	3,448
OFP	Open Porch	28	44.000	1,232

Net Sketched Area:	3,236			Total:	373,595
Size Ad	1646	Gross Area	3730	FinArea	2223

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: